

**TOWN OF NORTH HEMPSTEAD****BOARD OF ZONING APPEALS****NEW CASES****AUGUST 10, 2011**

**APPEAL #19121 – Frank J. Biondo**, variance 70-40.C to permit the maintenance of an existing single-family residence within a required average front yard setback; S/E cor #60 Radcliff Ave. and Warwick Pl., Port Washington, Sec. 4, Blk. 24, Lot 1, R-B District.

**APPEAL #19122 – Deidre Bernstein**, variance 70-100.2.H to permit the maintenance of two A/C units within a required front yard; N/E/cor #75 Reid Ave. and Mitchell Rd., Port Washington, Sec. 5 Blk. 59, Lot 75, R-A District.

**APPEAL #19123 – Richard W. Yoniak**, variances 70-100.2.A(2) and 70-100.2.A(4)(b) to permit the installation of a fence between a public street and the building line exceeding the permitted height; E/side #12A Highland Ave., 125' N/of Warner Ave., Roslyn Heights, Sec. 7, Blk. F, Lot 639, R-B District.

**APPEAL #19124 – Beatrice Simpson/C. Lancella Trust**, variances 70-50.A, 70-51.E and 70-208.F to permit maintenance of the expansion and enclosure of existing roofed areas within required front and side yard setbacks to an existing, non-conforming structure; S/side #14 Franklin Ave., 140' E/of Maple St., Port Washington, Sec. 5, Blk. 84, Lots 13-15, R-C District.

**APPEAL #19125 – Eric & Rebecca Shaw**, variances 70-50.C, 70-100.2.A(2), 70-100.2.A(4) and 70-208.F to permit the construction of a ramp, deck, and fence exceeding the permitted height within a required front yard setback to an existing, non-conforming structure; S/side #20 Pearsall Pl., 150' E/of Jefferson Ave., Roslyn Heights, Sec. 7, Blk. 47, Lots 18-19, R-C District.

**APPEAL #19126 - Damon Urso**, variance 70-100.2.H to maintain an A/C unit in the required side yard setback; N/side #82 Garden Drive, 406.48 S/of Deepdale Pkwy, Albertson, Sec 7, Blk. 93, Lot 56-58; R-B District.

**APPEAL #19127 – Edward Rogers Sr.**, variance 70-100.1.B to permit the maintenance of a detached garage within required side and rear yard setbacks; N/side #1777 West End Ave., 50' W/of Gould St., New Hyde Park, Sec. 8, Blk. 177, Lot 197, R-C.

**APPEAL #19128 – Michael & Michelle Coffey**, variances 70-41(B), 70-101(B), 70-42 and 70-103.A to permit the maintenance of an enclosed porch, portico over stoop and deck within required front, rear and side yard setbacks for a single-family dwelling with insufficient parking; N/W/cor #127 Lawrence St. and Eton Rd., New Hyde Park, Sec. 8, Blk. 301, Lot 8, R-B District.

**APPEAL #19129 – John J. Viscardi**, variances 70-40, 70-41, 70-101.B, and 70-208.F to permit additions and alterations to an existing, non-conforming structure within required front and side yard setbacks; S/side #111 Aster Dr., 75' E/of Major Ln., New Hyde Park, Sec. 8, Blk. 307, Lot 34, R-B District.

**APPEAL #19130 – Nancy Schreiber**, variances 70-100.1.B, 70-100.2.A(2) and 70-229.A to permit the maintenance of a detached garage with setback not in compliance with a previous decision (Appeal No. 5114) and brick piers and a fence within a required front yard setback; S/W/cor. #28 Lynton Rd. and Coventry Ave., Albertson, Sec 9, Blk. 100, Lots 30-33, R-C District.

**APPEAL #19131 - Rachel Chacko/Kevin McCray, RA**, variances 70-49.B & 70-50.A to maintain construction of a second floor & rear addition to an existing single-family residence exceeding the permitted gross floor area & extending into the required front yard setback; S/side #112 Lipton La, 695' E/of Center St, Williston Park; Sec 9, Blk. 655, Lot 47; R-C District.

**APPEAL #19132 – Lutheran Church of Our Savior**, variances 70-50, 70-100.1.A, 70-208.F, 70.229A to permit the alteration of a non-conforming structure and the construction of an accessory structure within a required front yard setback and not in compliance with a previous decision (Appeal No. 18489); S side #12 Franklin Ave, 110' W/of Haven Ave; Sec 5, Blk 84 Lots 6-12.

**APPEAL #19133 – AVR – Carle Place Associates, LLC**, request for determination or, in the alternative, variance 70-215 to permit the erection of a building of frame construction within an industrial district, S/side #234 Westbury Ave., 206' W of Glen Cove Rd., Carle Place, Sec. 9, Blk. 663, Lot 44, I-B District.

**APPEAL #19115 – Harry Nicolaides**, variances 70-103.A, 70-103.F, 70-208.F, and 70-229.A to permit additions and alterations to an existing commercial building with insufficient parking and loading and not in compliance with a previous decision (Appeal No. 12978) for the conversion to a place of public assembly; S/W/cor. #155 Mineola Ave. and Maple St., Roslyn Heights, Sec. 7, Blk. 49, Lots 67,68, and 838; B-B/R-C Districts.

**APPEAL #19134 - Ronald & Estelle Citrin**, variances 70-203.G & 70-225.E to permit the continued use of a parking lot in conjunction with an established restaurant; N/W/cor. #235 Roslyn Rd. & Thelma St., Roslyn Heights; Sec. 7, Blk. 68, Lot 48; B-A & R-C Districts.

**APPEAL #19135 – Codfish, LLC/Long Island Sound, LLC**, appeal for determination or, in the alternative, conditional use 70-139.A, variance 70-103.A and O, to permit interior alterations to a commercial space for conversion to a fast food use with insufficient parking and aisle width; S/side #2374 Jericho Tpke., 300' W/of Armstrong Rd., Sec. 33, Blk. 160, Lot 52, B-B District.

### **CONTINUED CASE**

**APPEAL #19083 – Walter T. Gorman, P.E., P.C.**, variances 70-100.1.A, 70-125 and 70-132.B to permit the replacement of an existing canopy exceeding the permitted height and in a required front yard setback, N/E/cor. #220 Mineola Ave. & Powerhouse Rd., Roslyn Heights, Sec. 7, Blk. G, Lot 967, B-A District.